

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

WEDNESDAY, FEBRUARY 9, 2011

**REVISED**

6:00 P.M.      WORKSESSION

LOCATION:    PURCELLVILLE ROOM  
Government Center  
1<sup>st</sup> Floor

**Commissioners Present:** Kevin Ruedisueli, Chairman, At Large; Cliff Keirce, Vice Chairman, Dulles District; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Robert Klancher, Broad Run District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District.

**Commissioners Absent:** Helena Syska, Sterling District.

Staff Present: Ron Brown, Assistant County Attorney; John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Planners: Sophia Fisher, Stephen Gardner, Joe Gorney, Kate McConnell, Lou Mosurak, George Phillips, Office of Transportation Services; Nancy Bryan, Recording Secretary.

### A.      DISCLOSURES

1. Ms. Robinson met on February 2, 2011 with Russ Gestl regarding the Arcola Center – The Shops, Arcola Center application.
2. Ms. Austin met on February 2, 2011 with Russ Gestl regarding the Arcola Center – The Shops, Arcola Center application.
3. Mr. Klancher had a conversation with Russ Gestl regarding the Arcola Center – The Shops, Arcola Center application.
4. Ms. Maio had a telephone conversation on February 4, 2011 with Russ Gestl regarding the Arcola Center – The Shops, Arcola Center application; exchanged an e-mail with Andrew Painter on February 3, 2011 regarding the Luck Stone Tunnel; met today, February 9, 2011 with Henry Plaster regarding the Steptoe Hill Tree Monopole application.
5. Mr. Bayless met on February 8, 2011 with Russ Gestl regarding the Arcola Center – The Shops, Arcola Center application.
6. Mr. Keirce attended a community input meeting on February 3, 2011 regarding the Schmitz Industrial Park application; on February 5, 2011 had an e-mail exchange with Ann Jones, Representative for the Schmitz Industrial Park application; on February 8, 2011 had a telephone conversation with John McGranahan regarding the Fox Gate application; had a telephone conversation with Bob Hess regarding the Fox Gate application; on February 9, 2011 had an e-mail exchange with Lori Greenlief, representative for an applicant regarding data centers on Moran Road, an upcoming application; on February 9, 2011 had a telephone conversation with John McGranahan, a telephone conversation with Charlie Jackson, and a telephone conversation with Stephen Gardner, regarding the Fox Gate application; had a meeting with John McGranahan and Charlie Jackson regarding the Fox Gate application.
7. Mr. Ronis exchanged several e-mails with the Dulles Town Center applicant between January 13, 2011 and today regarding proffers and proffer language; met with Art Fucillo, his consultants, and County staff regarding the Dulles Town Center application; on February 3, 2011 attended a Belfort Park Transportation Alliance meeting and discussed, among many subjects, the Schmitz Industrial Park application.
8. Mr. Ruedisueli had conversations with Sally Hankins on February 3, 2011 regarding scheduling for the Dulles Town Center application; on February 4, 2011 had an e-mail

follow-up with Andrew Painter regarding the Luck Stone Quarry Tunnel application; today, February 9, 2011 met with Russ Gestl regarding the Arcola Center – The Shops, Arcola Center application.

## **B. ACTION SUMMARY REVIEW**

1. The Action Summary of January 5, 2011 was approved as amended (7-0-1-1, Syska absent; Maio abstained).
2. The Action Summary of January 11, 2011 was approved (7-0-1-1, Syska absent; Maio abstained).
3. The Action Summary of January 12, 2011 was approved (6-0-1-2, Syska absent; Bayless, Maio abstained).
4. The Action Summary of January 19, 2011 was approved as amended (8-0-1, Syska absent).

## **C. BRIEFING OF THE FEBRUARY 23, 2011 PUBLIC HEARING ITEMS**

### **1. SPEX-2008-0030 & CMPT-2008-0008, T-Mobile Sterling**

Items for further discussion include additional information regarding stealth towers; examples of other bell towers; consideration of locating on other commercial properties in the vicinity; reason for selection of this site; community outreach; change in color of tower from orange to white; explanation of the RF coverage map.

### **2. SPEX 2010-0016, Loudoun County Public Schools (ES-16) Moorefield Station Elementary**

Items for further discussion include BMP standards for stormwater management; status of removal of oil containers and trash; planned signalization of intersections; pedestrian connections from school site to adjacent developments; construction timing of Moore View Parkway.

### **3. Proposed Capital Needs Assessment, FY 2017 – FY 2026**

Items for further discussion include the geographic appropriateness of the proposed projects; conformance to the Comprehensive Plan; explanation of population projections for Sterling; likely magnitude without updated numbers; methodology; balancing potential needs; discussion of Fiscal Impact Committee items.

## **D. WORKSESSION ITEMS**

### **1. ZMAP 2008-0001, SPEX 2008-0001, Schmitz Industrial Park**

The Planning Commission forwarded ZMAP 2008-0001, Schmitz Industrial Park, to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated February 2, 2011 and based on the attached Findings.

AND, the Planning Commission forwarded SPEX 2008-0001, Schmitz Industrial Park, for office, administrative, business, or professional uses (1 story); motor vehicle rental (outdoor vehicle storage only); parking lot/valet service, long-term; and outdoor

accessory storage up to 25 percent of the gross floor area of the principal use, the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated February 2, 2011, and based on the attached Findings.

**(8-0-1, Syska absent).**

**2. ZMAP 2008-0004, SPEX 2008-0023, Fox Gate**

Issues discussed included the Regional Road Contribution; drive-through bank; Residential land use; tree conservation; changing Steeple Run Drive from a public to a private road; indoor recreational amenities; buffer modifications.

The applicant will revise Proffers, Design Guidelines, the Concept Development Plan, and plats and submit to staff, and the application will go to a final meeting.

**3. ZCPA 2009-0008, ZCPA 2009-0009, Arcola Center – The Shops, Arcola Center**

Issues discussed included land use phasing; the interchange contribution; design plans.